

Prepared by:
James O. Parker
756 East Brookhaven Circle
Memphis, TN 38117
Tel. (901)753-1942
Fax (901)757-3613

QUIT CLAIM DEED

AMERICAN INTREPRENEUR, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, **GRANTOR**

TO:
KAMRAN YEGANEGLI, **GRANTEE**

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, AMERICAN INTREPRENEUR, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, does hereby grant, bargain, sell quitclaim and convey unto KAMRAN YEGANEGLI, Grantee, the following described property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The property conveyed herein is the same property conveyed to American Intreprenuer, LLC, a Mississippi Limited Liability Company, by Quit Claim Deed recorded February 22, 2008, in Book 578, Page 754, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the above quitclaimed premises, together with all and singular the hereditaments and appurtenances thereunder belonging or in any wise appertaining to said Grantee, his assigns and heirs, forever.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION FROM INFORMATION FURNISHED TO JAMES O. PARKER, ATTORNEY AT LAW, PREPARER OF THIS DEED, WHO MAKES NO WARRANTIES AS TO TITLE TO THE PROPERTY OR TO THE ACCURACY OF THE INFORMATION FURNISHED.

WITNESS the signatures of both members of the said Grantor, who warrant that they are the only members of American Intreprenuer, LLC, a Mississippi Limited Liability Company and further warrant that they have the authority to execute this instrument in

Grantor

behalf of said LLC, and are executing this instrument in behalf of said LLC, on this the 1st day of APRIL, 2010.

Kiandokht Partovi

Kiandokht Partovi, Member Manager of American Intrepreneur, LLC

Kamran Yeganegi 04-01-10

Kamran Yeganegi, Member Manager of American Intrepreneur, LLC

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 1st day of APRIL, 2010, within my jurisdiction, Kiandokht Partovi and Kamran Yeganegi, members of the within named Grantor, American Intrepreneur, LLC, a Mississippi Limited Liability Company, and acting in behalf of said Grantor, who acknowledged that they executed the above instrument for the proposes described therein.

Given under my hand and official seal of office, this the 1st day of APRIL, 2010.

James O. Parker
Notary Public

My commission expires 3-16-11



Grantor's Address: 5410 Windy Ridge Rd., Southaven, MS 38671
Grantor's Telephone Number: Home (662)536-1437 Work: N/A

Grantee's Address: 5410 Windy Ridge Rd., Southaven, MS 38671
Grantee's Telephone No.: (662)536-1437

EXHIBIT "A"

**LOT 3 - LAKEVIEW BUSINESS CENTER, SECTION 2
PLAT BOOK 100, PAGE 41**

A tract of land situated in the northwest Quarter of Section 19, Township 1 South, Range 7 West in Desoto County, Mississippi being part of the RJ Investments LLC property as recorded in Book 502, Page 513 in the Chancery Clerk's Office in Desoto County, being Lot 3 of Lakeview Business Center, Section 2 as shown on plat of record in Plat Book 100, Page 41 in said Chancery Clerk's Office and being more particularly described as follows:

Commencing at the northwest corner of said Section 19 being the intersection of the centerline of Stateline Road (R.O.W. varies) and the centerline of Airways Road (106' R.O.W.); thence South 00 degrees 08 minutes 58 seconds West along the west line of Section 19 and the centerline of Airways Road a distance of 673.96 feet to a point; thence South 89 degrees 51 minutes 02 seconds East a distance of 53.00 feet to the POINT OF BEGINNING in the east line of Airways Road being the southwest corner of Lot 2 of said Lakeview Business Center; thence South 89 degrees 51 minutes 02 seconds East along the south line of Lot 2 a distance of 223.06 feet to a point being the northwest corner of Lot 6 of said Lakeview Business Center; thence South 00 degrees 08 minutes 58 seconds West along the west line of Lot 6 a distance of 209.53 feet to a point on a curve in the north line of Water Front Drive (50' R.O.W.); thence westwardly along said north line and along a curve to the right having a radius of 475.00 feet, a central angle of 4 degrees 49 minutes 19 seconds, a chord bearing of South 87 degrees 44 minutes 20 seconds West, a chord distance of 39.96 feet, a distance along its arc of 39.98 feet to a point of tangency; thence North 89 degrees 51 minutes 00 seconds West along said north line a distance of 143.13 feet to a point of curvature; thence northwestwardly along a curve to the right having a radius of 40.00 feet, a central angle of 89 degrees 59 minutes 58 seconds, a chord bearing of North 44 degrees 51 minutes 01 seconds West, a chord distance of 56.57 feet, a distance along its arc of 62.83 feet to a point of tangency in the east line of said Airways Road; thence North 00 degrees 08 minutes 58 seconds East along said east line a distance of 171.21 feet to the POINT OF BEGINNING and containing 46,745 square feet or 1.073 acres of land, more or less.